

## **ECONOMIC DEVELOPMENT COMMITTEE MINUTES**

The North Ogden Economic Development Committee (EDC) met on February 19, 2013 at 5:32pm in the West Conference Room of the Municipal Building, 505 East 2600 North, North Ogden City, UT 84414. Notice of time, place and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on February 14, 2013.

### **Present:**

Richard G. Harris	Mayor
Larry Residori	Planning Commission Member
Jan DeBloois	Community Member
Jenice Jones	North Ogden business owner (arrived at 5:34pm)
Shawn Maynard	North Ogden business owner
Rich Brewer	Business Leader/Resident
Charles Lindquist	Business Leader/Resident (arrived at 5:37pm)
Matthew Godfrey	Better Cities
Kent Bailey	Council Member (arrived at 6:23pm)
Justin Fawson	Council Member
Wade Bigler	Council Member

### **Excused:**

Cheryl Stoker	Council Member
Brent Taylor	Council Member
Keith Foulger	Community Member

### **Staff:**

Ron Chandler	City Manager
Stacie Cain	Community Development Coord./Deputy City Recorder

### **1. Welcome**

Mayor Harris welcomed those in attendance.

### **2. Invocation and Pledge of Allegiance**

Mayor Harris gave the invocation and led the audience in the Pledge of Allegiance.

### **3. Approval of October 16, 2012 Economic Development Committee Minutes**

**Council Member Bigler made a motion to approve the October 16, 2012 Economic Development Committee Minutes. Rich Brewer seconded the motion.**

### **Voting on the motion:**

<b>Mayor Harris</b>	<b>yes</b>
<b>Shawn Maynard</b>	<b>yes</b>
<b>Larry Residori</b>	<b>yes</b>
<b>Justin Fawson</b>	<b>yes</b>
<b>Rich Brewer</b>	<b>yes</b>
<b>Jan DeBloois</b>	<b>yes</b>
<b>Jenice Jones</b>	<b>yes</b>
<b>Wade Bigler</b>	<b>yes</b>
<b>Larry Residori</b>	<b>yes</b>

**The motion passed unanimously.**

#### **4. Update on the Economic Development Plan**

Matthew Godfrey stated he appreciated the opportunity to be here and give an update on several items. The first two have to be discussed without names because they are not able to be discussed publicly. There is a fairly large development that has been worked on for some time and progress is being made; there are a number of complicated issues. Most recently the soils they are going to locate on had a soil condition that typically is not found in that area, called liquefaction, it is normally found in more western Weber County. He hopes to have a remedy to that so the project can move forward. It's just not very productive work.

Matthew Godfrey said there were two fairly large retailers, and one has bowed out. This is unfortunate because they are looking for freeway property. He said he is focusing on getting the other in. Initially, the biggest issue was land price. There were big dollar signs in the property owner's view and they thought their property was worth a lot more than it really was and couldn't make the land work so now they have lost enough deals, in his own opinion, and thinks they are starting to come around reality wise. He said he hopes it's not too late to bring in good retail. The other thing that he has been requested is to bring in a nice sit down restaurant. He has made some progress with that. He stated Council Member Fawson set up a meeting with the owner of a restaurant who expressed an interest. As things progressed, the restaurant owner said he was anxious to look at the deal when he can bring one to the table. The challenge has been with the soils and retail that's been coming in. He had identified some out parcel properties for a restaurant, which are paths that typically sit close to the roadway, the main thoroughfare away from other big box or anchor retails. He said he had identified several sites and is looking at the changes with this particular retailer. The business has had to back off because they keep using and un-using these out parcels where he can recruit retailers. Presently they are using up those spaces and it is embarrassing to go out and recruit the restaurant. He said he is going to wait for the "soils" retailer to finalize their deal to know exactly where they are locating and then he will resume the recruiting of the restaurant. He has been asked to help Craig Barker write a mixed-use ordinance, which the Planning Commission requested to look into what mixed-use should be for North Ogden. He said he has been asked to compile a 'best of class' mixed-use ordinance for a community like North Ogden City. He stated he will get that to the Planning department as soon as possible.



Matthew Godfrey said he put together a Request For Qualifications (RFQ) for a developer to redevelop the Macy's/King's site. The site has been blighted for some time and has kind of struggled to get good tenants in there. He said it's neat to see the new pizza store and the traffic they have. He drove by after a meeting this morning and the parking lot for that store was full. They seem to be doing very well and are bringing life to that area. He said he hopes that is good for Kirt's and the others in the area. But the back parcels have been empty; the King's site is deteriorating. It's just waiting for additional vandalism when it sits empty. He said he spoke with all the property owners and they are willing to participate in redevelopment of that area. The property owners told him to contact one other property owner that he had not contacted that heard about this and also wanted to be involved. The southwest side would like to be involved in this discussion also. The idea of this RFQ is to go and test the waters in the development community for a couple things. One is for the North Ogden market to see if they know what is going on here to see if there is an appetite to do a project here in general. And second, especially for mixed-use, he wanted to see what developers are willing to do that would have a variety of product types. He said he is fully prepared for no responses and nobody should be discouraged by that because mixed-use is hard and developers have been slow to take on new projects. This is an opportunity to test the waters, if there are people responding to the RFQ saying yes we like the market up there and/or we want to do a mixed-use project, that makes his job a lot easier. Then he has an interested party and hopefully they have a specific project in mind so he can work with them to hone it and work with them to something you want to see in the community. If he gets poor response then he knows he's going to need to be more aggressive and active in the planning and come up with more concepts and have full market studies to put the project together. He said he would have the whole package put together on a project and have something to present to developers. He initially started going down that path but thought it would be better stewards of the City's money to take the RFQ approach to see if he could get the developer to do more of the work of the time, effort, and money of putting it together. If the RFQ works he said he will go right to an RFP (Request For Proposal) and try to finalize it and if not they will take the route he described. He said he would like to hear the City's thoughts and feedback on the RFQ and the approach.

Council Member Bigler asked if Matthew Godfrey had spoken to all the owners who owned property in the King's Plaza. Matthew Godfrey replied yes.

Council Member Fawson asked if they were talking about a mixed-use like the area next to Megaplex 13, where you have retail mixed with residential above or behind, and they are connected. Matthew Godfrey replied yes, but at a different scale and with a different look and feel, because North Ogden City is a different community. He wouldn't do something urban looking in North Ogden because that's not who we are. The idea is to maintain a really high quality of life. He stated the target is middle income people and upper middle income target because that is what is going to blend well with the community; offer a different product type. As he has looked and talked with many of the committee members, one of the short comings of the community seems to be on the entry level – the young married couple or even a student going to school or maybe young family or even single persons, and you want stay in your community. There just aren't many choices. He said the idea would be to introduce a new product type that would appeal to maybe some of that group. The other demographic that he seemed to be losing a little bit of money with was 'empty nesters'. People that are tired of mowing the lawn that want



to stay in their neighborhood, where do they go? There have been good developments that have been developed. He said he will try to introduce new product to bring to the community to keep the life cycle of the community. So people who want to live in North Ogden their whole lives have product offerings that allow them to do so. Part of it is creating a lifestyle and a product in this area that can maybe develop a new market for people we may not have been able to reach previously and at the same time to develop more tax dollars. So we want to bring sales tax and increase property tax in the community to keep the base of the City high. He stated it is very challenging to keep the City budget in line unless you are growing.

Jenice Jones asked that as a tenant of King's Plaza, what happens to the businesses that are already there. Matthew Godfrey said the goal would be to develop in pod and then relocate existing tenants to the new building. Jenice Jones asked if it depends on what the value is and how much the rent is. Matthew Godfrey replied probably not. There would probably be special bills. He said he thinks the City wants to see the existing tenancy remain. The project better bring more energy and patrons to the area and a new vibe, if you will. The goal is to bring more people from the outside as well as the people that will be created by having housetops on top of the project. Hopefully we are creating the rising tide but at the same time we have to keep the same basic business model of the existing businesses intact. He said he doesn't think you can go in and say well this is a new building so we will need to double your rent. It doesn't necessarily create double the income. He thinks there will need to be a little flexibility in terms of how he puts the project together.

Mayor Harris said his perception of the new Pizza Pie Café is that it could be a catalyst to make things happen in our City, it could be the thing that finally gets everything going. He said his perception is that Kirt's business is way up, since the pizza parking is full all the time he's seen a lot more cars at Kirt's. He said he thinks we have a symbiotic sematic relationship that will help everybody. Matthew Godfrey said he hopes to see a lot more things happening. The other thing he is working on is trying to create more revenue for the City through grants, so there is money already being incorporated for Economic Development and they are the grateful beneficiaries of that money. He would like to take that allotment that the City has already budgeted and is already spending and grow it, so he said he applied for two different grants. One grant has already been in the paper and been to the City Council twice that is the CDBG grant. He said he will know in June if the grant has been awarded. The second one that he has prepared and proposes for the City's consideration is a development through the EDA and it is a Planning grant. It's an Economic Development planning grant, and he has written it so the work that he is doing is what this grant would help fund. It would allow the City's dollars to go a lot further and for a lot more to be accomplished. He said he thought they wrote it as a 50/50 match because that makes it a pretty competitive grant, they may have been a little more aggressive than that. He said he has a good feeling about the CDBG grant because as they went through the grading criteria, the City ranked higher than any submission last year. That doesn't mean the reviewers will rank it that way, but as he read the criteria in the proposal we ranked higher than any other last year. The City should do pretty well this year unless they disagree with the ranking. There is no rhyme or reason how the EDA grant is awarded. He said he tried to figure out and understand the ranking criteria and it was challenging. This grant did not take him long to prepare, so if the City would like to submit the grant, he can. If the City is not awarded the grant he can just keep submitting it, and that helps. Council Member Bigler asked what the grant



amount was. Matthew Godfrey replied he thinks they did a full budget year, so the total was about \$80,000.

## **5. Discussion on changing zoning near Country Boy Estates**

Ron Chandler said there has been a request that has come to the Planning Commission, that the City wanted to bring before the Economic Development Committee. He explained a portion of this agenda item has already been before the Planning Commission and they have had some consideration on the matter. This development is called Mystery Meadows. The subdivision has already been to the Planning Commission and there are really no issues with that, it meets the zoning requirements for single family dwelling. They are just dealing with a little bit of wetland issues with the Army Corps of Engineer. The property behind Country Boy Dairy is included as commercial property. He said when we initially began our discussions with Matthew Godfrey and his firm, this area was identified as a prime development area for commercial development. The gentleman that owns this property has come back with the proposal where he has said the first 450 feet is really the only viable commercial property, and proposed to leave that as retail commercial, and put the rest of it in as multi-family residential. This would consist of some townhomes, 53 units, and almost 200 three story apartment complexes. There was also an assisted living center. He stated this developer's plan is to come in and obtain a zoning, along with the approvals needed. The developer has informed the City that he would sell the property based upon the approvals received and someone else would develop it. This was described to the City as their concept of mixed-use. He said he, Matthew Godfrey, and Craig Barker didn't feel this concept really was a mixed-use, just simply three different zones, they just transition from commercial to single family residential. The developer came to the Planning Commission and made a presentation, and the Planning Commission has asked the staff to begin to prepare a mixed-use zone, much of what Matthew Godfrey has already talked about is part of that plan. He explained in a mixed-use zone you are looking at things that go much farther. He said he has asked Matthew Godfrey and Craig Barker if this property is viable as a commercial zone and a retail zone, and if it's not what their feelings are as far as the change of that zone. He said he wanted to hear the Economic Development Committee's input so that can be conveyed back to the Planning Commission as they consider this.

Council Member Fawson asked what was on the south end. Ron Chandler replied an assisted living facility. Ron Chandler said when he officially met with Better Cities and started talking to them this property was identified as a prime commercial development. The developer's name is Jack Barrett. Mr. Barrett's question is a valid one, it is one that they felt deserves a discussion on if this property is a viable use as a commercial development and if so is there just a straight commercial development like we have along Washington or is it more like the mixed-use.

Shawn Maynard asked how deep the space is where Zion's bank and the dental plaza meet, and if the area was similar to that. Ron Chandler replied he didn't know. Mayor Harris said it would be similar to 450 East. Shawn Maynard said the frontage was the only real viable commercial property, unless you have a big box business that is able to take it deep and he said he was unsure if there is enough width there. Ron Chandler said it was well over 1,000 feet. Commissioner Residori said it actually extends from the Country Boy Dairy parking lot to 1700 North, but was unsure of the distance.



Ron Chandler pointed out the property that is owned by the school district and stated it was undeveloped. Shawn Maynard asked if 1700 North was the street where there was a stoplight and the street dead ends into a house. Council Member Bigler replied yes. He stated the area right now may not seem like a viable commercial zone, but in the future it might naturally expand and the City only has certain limited amounts of commercial. He said he has a lot of concerns about putting all the condos in there. He said he thinks that would be extending the north part of Ogden into North Ogden, and it might look nice when it's first built, but he has concerns about that.

Commissioner Residori said there are many parking spaces and a lot of asphalt in that area. Council Member Bigler said he looked at the minutes and saw there were some concerns from the Planning Commission. Council Member Fawson asked what Matthew Godfrey's opinion of the high density housing was. Matthew Godfrey said he agrees with the concerns that have been expressed, he thinks that would be too many rooftops in too small of an area, it is going to overwhelm that district. He said he thinks in the future it will be a gateway and people will be uncomfortable to travel through that area. He said the area really has the ability to attract a lot of households and neighborhoods. It may not be a big box retail, but if you do like the idea of a mixed-use, a small business on the bottom floor and then some townhomes or apartments up above. He said he has pictures of some nice mixed-use areas that feel like a neighborhood, but there is commercial in there that the neighborhood needs, that the residents are happy to run to and it's mostly on-street parking and a few small parking lots. That maintains the character of the neighborhood while producing more revenue for the City. Those are the kinds of things he thinks if we are going to look at commercial would make more sense in this area opposed to the high density. He said apartments are great, and he thinks they are needed but this would be the wrong approach to it.

Shawn Maynard said what was just described sounded really urban to him compared to what the City is. Matthew Godfrey said he wouldn't support it unless you drove through and it felt like an upscale North Ogden and it felt like our community. He said he can show some very specific designs. Council Member Bigler said he would rather keep that commercial for now, that is the gateway for our City where people come through, and if you look at it long term he thinks we could do some fantastic things there rather than just handing it over to a developer to make a lot of money with condos then he's off to another development. Council Member Fawson said he agrees; it's too high density and doesn't take advantage of that gateway where we have the potential to have some commercial.

Ron Chandler said he hasn't heard back from Mr. Barrett in quite some time on this project so he is uncertain where he presently stands. Commissioner Residori said he thinks the developer is going to be pretty tied up with the development. Shawn Maynard said that he likes that the frontage is reserved for commercial. Council Member Bigler said he thinks the Planning Commission had these same concerns. Commissioner Residori said there was too much packed in that area. He said the developer had to change the lineup of 150 East because the school property was in there and he doesn't know if they are going to build on it. Council Member Bigler said if you are going to have a school there one day you could have some commercial there that could make some money.



Ron Chandler said he will keep Economic Development Committee posted. The Planning Commission asked the staff to begin to develop a mixed-used zone for them to consider ultimately the creation of a new zone and the requirements to go to the City Council. He stated as the City Council has become more familiar with that, if there are suggestions and questions you have please send them our way and he'll pass those on to the Planning Commission or answer them if he can.

Commissioner Residori said the Planning Commission does have a sample to consider at the - meeting tomorrow from Farmington for a mixed-use zone. He said it would be nice to have some pictures to get an idea of what it would look like, it is hard to imagine. He said he thinks of a European city with the store on the bottom and an apartment on top, and asked how the concept would work in an open area like this.

Rich Brewer asked if the properties at the Junction that are designed with the shops on the bottom and the apartments on the top have done well. Matthew Godfrey replied they have been very successful.

Mayor Harris reminded the committee that over the next thirty years the projected population of the Wasatch front is going to increase by 65%. He stated we are going to have to do some things to take care of additional population. He said there will need to be some higher density developments and these mixed-uses are a good way to handle that. The challenge is to keep the look and feel of North Ogden and still accommodate the command.

Shawn Maynard said he worries if there is a mixed-use with the apartments on top, the viability of that business is supported by that neighborhood. If it is not out on Washington Boulevard not everyone is going to come to it. He stated he struggles already being on Washington Boulevard.

Council Member Bigler said if we look long term and get some of these staples and goods along Washington and start to build it and expand the area he thinks it may be a very sought after property.

Mayor Harris said something else that will need to be considered is transportation. Washington Boulevard is under the jurisdiction of Utah Department of Transportation (UDOT), they have access requirements and are very tight, so you can't just put a development along Washington Boulevard any way you want to. That will be some of the challenges in the next 20 or 30 years. He then asked if the City would ever get into a position where they can take over jurisdiction of Washington Boulevard. He said there may be some challenges with working with UDOT on access and so the solution to that, especially when you have these deeper commercial properties, is to have not only Washington Boulevard but some sort of business access parallel to Washington Boulevard in a block or two blocks.

Council Member Bigler said he would rather just preserve the area. Matthew Godfrey said there is not a lot of appetite to come to that area right now for commercial when there are much bigger parcels that are on much more trafficked areas than in the City. Council Member Fawson said he doesn't feel that the look and feel of the City has been defined. He stated he has his own views of what he thinks North Ogden should look like or feel like, but he thinks it's important to

establish this, especially with new developments. He said he would love to have a definition in our zoning and especially in our business corridor. Then when these new developments come in we can say that doesn't really fit our model.

Commissioner Residori said some examples of mixed-uses on the internet are usually tied to something of where they are, in whatever city that is, and you can see how it fits right in. Council Member Fawson said one does not see a distinct difference right now as they drive in from Ogden. We see the 'Welcome to North Ogden' sign but we don't see any distinct difference between the Harrisville sign. He said he talked about when the 2700 North and Washington development happens we could build out from there and really define North Ogden from that development, but where the City is starting with some of these smaller developments, we may need to focus a little bit more on the lighting, garbage cans, benches, sidewalks, those types of things. Commissioner Residori said Farmington's mixed development ordinance does that very thing. It defines the different kinds of fences, and the certain type of light fixture. You can define mixed-use very well.

Matthew Godfrey asked what the reasoning was behind keeping that area commercial, if it was for tax purposes or some other reason. Council Member Bigler said both: taxes and so residents can shop locally and help our tax base. He said if we allow it to change and put the condos up, then the area is taken in the future. He stated several years ago he was in a position where he had to oversee some of the condos behind Taco Time and it's very transient. There can be some nice people in there, but as families grow they can't stay there. He said in the City's Master Plan it has been decided not to have commercial in neighborhoods, just in the business corridor. Matthew Godfrey asked if the City would be willing to adjust what happens there as long as it can accomplish those objectives. Council Member Bigler replied yes, he just didn't think that far back off of Washington is going to be the most viable right now to be the biggest selling point. If the area is not preserved, there won't be a choice later. He said he understood the presentation made to the Planning Commission was a pretty strong presentation.

Matthew Godfrey said the developer has someone that will buy that area today so he's anxious to title and sell it. Council Member Bigler said he thinks it would be a mistake. Charles Lindquist asked if it isn't changed and nothing happens, what road will get back to all the houses. Commissioner Residori replied 2000 North. He said the area has a funny division: on one side of the street it is North Ogden and the other side is Harrisville. It is hard to get back in there, if you try to come in from HWY 89 you are weaving around through Harrisville.

Ron Chandler showed where the development of Mystery Meadows Subdivision was. Commissioner Residori said 150 East was going to come through, at present it is a cul-de-sac. Ron Chandler said the entrance to get to the property would be through 1900 North. Charles Lindquist asked if it would come off of Washington. Ron Chandler said not until the commercial property develops. Commissioner Residori stated there is a creek and a lot of trees that they aren't able to move. That is part of the problem they are having now is making sure the flood plains and the Army Corps of Engineers are happy.

Council Member Bigler asked where Wall Avenue was supposed to come through that area. Mayor Harris replied 150 East is the extension of Wall, but that won't happen until much further



in the future. He said 150 East in the transportation plan is selected as a collector road, as well as 1700 North. 1700 North on the east side of Washington Boulevard is a major collector road designation now. He said it would be better to wait for development to develop the City's transportation system. He said we always have the option of building a road itself, not that we have ever had the resources, but we could put 1700 North where we wanted it to go in the future.

## **6. Next Meeting**

Ron Chandler said the committee has been using the fifth Tuesday as a meeting time, and the next fifth Tuesday is April 30<sup>th</sup>. He stated they have been trying to meet quarterly. Mayor Harris said if there needs to be a meeting in the interim we can always call a meeting. Council member Fawson asked if the grant proposal will come to City Council. Matthew Godfrey said the City Council can either accept or reject the grant. He said he will submit it and if it doesn't go anywhere then you don't have to worry about it and if it does he will bring it to the City Council and they can decide if they want it or not. Mayor Harris said April 30, 2013 will be the next meeting at 5:30pm.

## **7. Public/Committee Comments**

Jenice Jones said they were trying to revamp the City banners. She handed out visuals which are attached as Attachment A. She said she would have to see if the City approves. This is giving the businesses a lot more advertising space, which would hopefully encourage businesses get involved. She stated that no business wanted to advertise when they only had a nine inch by 30 inch space. If one side the City advertised and the other was for the business to advertise, she thought businesses would want to be involved.

Ron Chandler said the previous banners had a very small space for the banners to advertise, if you were driving you would never see those, you just go by them way too quick. Jenice Jones said the businesses could have the same amount as the City, and then the Spend It logo could be put in the small area. Shawn Maynard said the cost to produce the banners was approximately \$200 each. Jenice Jones said the Spend It logo could be done in two different ways. She said she was looking into changing the a-frame cross promotion signs. Ron Chandler said the other thing they have talked about trying to hang the banners differently so they wouldn't get so tattered and beat up easily; it would be a much better investment for businesses. Jenice Jones said she thinks the others would have lasted much longer if they had been hung up correctly. They weren't hung up tight, she said she doesn't know if we had the tight spring bars or not, but if the City were to use the Kalamazoo spring-loaded bars and the banners were hung taught then they last much longer. Mayor Harris said he thinks the City needs to take that into consideration.

Jenice Jones said Weber High's banners have been up for a long time, those have been hung up correctly and they last. She said she thinks it would be a good idea if you had more than just the City on the banners and allow the businesses to buy into part of it. She said the banners could be alternated since they will be double sided, so one side has the City and the other side has a business.

Commissioner Residori said the Planning Commission may have to change the sign ordinance again because there is no off-site advertising allowed. Mayor Harris asked the committee if the new idea for the banners was worth pursuing, this meeting this item is not a decision item tonight. He stated that we can start looking at an ordinance change and some ways to get this accomplished. Council Member Fawson, Jenice Jones, and Jan DeBloois all said yes.

Shawn Maynard said he loves the idea of the banners on the street and think it is a great sense of community. He said he thought this might be a way to fund that. Jenice Jones said this is an inexpensive way to bring a different feeling to our community, other cities won't have these. This would just be our corridor and it would unify our City in a way.

Rich Brewer said they could have a banner for Cherry Days. Jenice Jones said she thinks they already have a banner for Cherry Days, they also used to have the art festival banners.

Council Member Bigler said the banners should be pursued. Council Member Fawson asked how frequently the banners will be seen and how far apart will they be. Jenice Jones replied it depends on how many poles you have or how many sets of the spring loaded bars. The ones she took pictures of are within a block. She said she thinks they are just trying to use whatever they had. Shawn Maynard said he thinks the constraint will be how many banners they can get funded. Council Member Bigler said he thought this would be something the Planning Commission or City Council would have to end up deciding. Shawn Maynard said the previous banners that had the Spend It in North Ogden logo were funded by City Departments, per Ed Dickie's idea. He said the Civic League's banners were for the art festival. Council Member Fawson said he would love to see some seasonal banners also. Mayor Harris said the comment about the standards being to keep the banners taught is worth the investment. Ron Chandler said policies will need to be developed, i.e. how long things can stay up.

Council Member Bigler said he thinks the question will be taken to the Planning Commission and then sent to the City Council to make the decision. Ron Chandler said when the banners are sold to the businesses; they need to be aware of exactly what they are getting for their money. Council Member Fawson said it should be pretty easy to come up with a schedule. Mayor Harris said there will also need to be some variety. Council Member Bailey asked what the City's policy was on the feather signs. Commissioner Residori said 20 feet high and 20 feet apart. The banners are being worked on now, as far as the tees that are stuck in the ground and the fence posts. There are ways to put those up that are nice and neat. In the responses the Planning Commission got back from the survey we did, businesses wanted to leave them up permanently. Shawn Maynard said he thinks the issue isn't how long the banners stay up but the condition they are in. Commissioner Residori said he was going to ask is it enforceable to say 'until the condition deteriorates', or something to that effect and define it that way. He said the City can't enforce the sign ordinance now. He stated the Planning Commission is mostly leaning in the direction that as long as the signs are in good condition, and the banners that are in the ground are in frames, and are in good condition they can stay up as long as they want and don't have to worry about a time period. That is probably what the Planning Commission will end up recommending.



Jenice Jones said she is working on the chalk art festival, and is working to find out all they need for that.

**8. Adjournment**

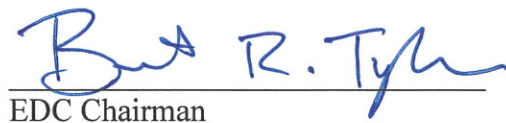
**Council Member Bigler made a motion to adjourn the meeting. Shawn Maynard seconded the motion.**

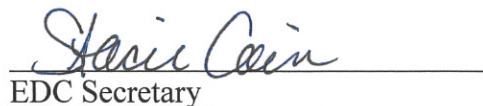
**Voting on the motion:**

<b>Mayor Harris</b>	<b>yes</b>
<b>Shawn Maynard</b>	<b>yes</b>
<b>Larry Residori</b>	<b>yes</b>
<b>Justin Fawson</b>	<b>yes</b>
<b>Rich Brewer</b>	<b>yes</b>
<b>Jan DeBloois</b>	<b>yes</b>
<b>Jenice Jones</b>	<b>yes</b>
<b>Wade Bigler</b>	<b>yes</b>
<b>Larry Residori</b>	<b>yes</b>
<b>Kent Bailey</b>	<b>yes</b>

**The motion passed unanimously.**

Mayor Harris closed the meeting at 6:36pm.

  
EDC Chairman

  
EDC Secretary

  
Date Approved

FRONT

BACK

pole area

pole area



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